



1031
JUNIPER STREET



Offering Memorandum

RENOVATED OFFICE OPPORTUNITY IN HEART OF MIDTOWN | 4,300 SF

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS 3

THE OFFERING 4
EXECUTIVE SUMMARY 5
PROPERTY INFORMATION 6
PHOTOS 7
FLOORPLANS 10
TAX MAP 11

AREA OVERVIEW 12
AREIAL MAP 13
IN THE AREA 14
DEMOGRAPHICS & TRAFFIC COUNTS 16
ABOUT THE AREA 17

BROKER PROFILE 20
TEAM PROFILE 21

Andy Lundsberg
Partner
ALundsberg@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x150

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

THE OFFERING

1031
JUNIPER STREET

EXECUTIVE SUMMARY



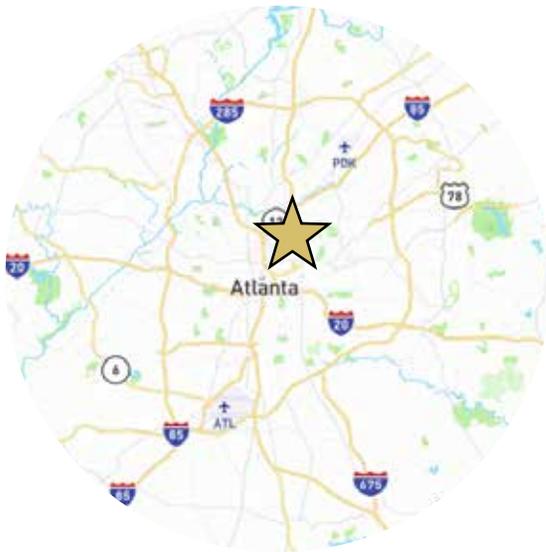
OVERVIEW

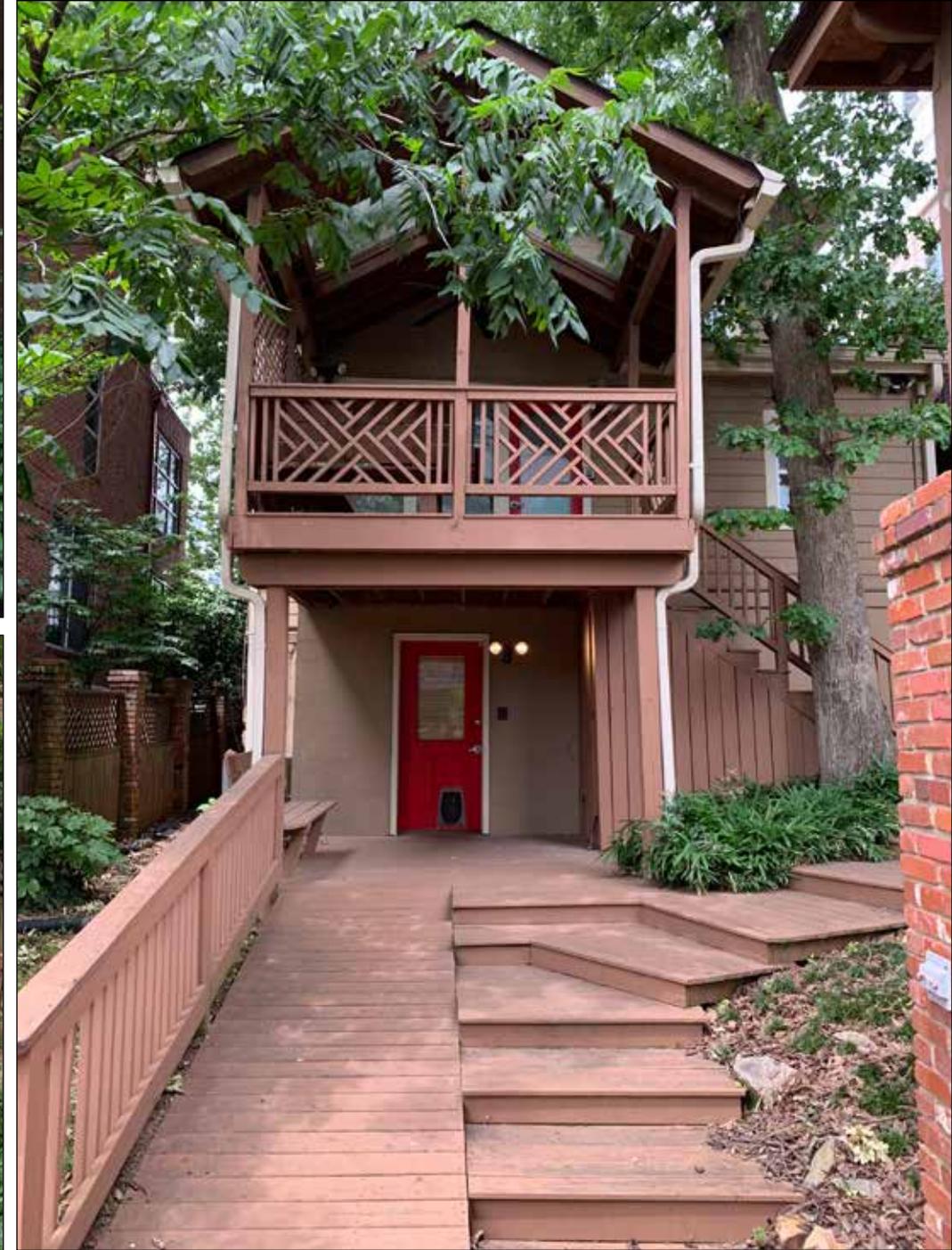
- Charming ±4,300 SF freestanding office in the heart of Midtown
- Great street presence with recent renovations including new siding, new windows, new gutters and several interior renovations
- Prime Midtown location within walking distance to restaurants, shopping and Piedmont Park
- Features include two large conference rooms, state of the art security system with controlled access, five decorative fireplaces, custom built-in shelving units, coffered ceilings and crown moldings
- Hardwoods and high-end finishes throughout
- Private, covered rear and upfront parking available
- Covered patio area and rear deck allowing for outdoor work/entertaining area
- Ideal for a law firm, real estate office, creative agency, live/work, etc.
- Excellent signage opportunity with exposure to over 17,000 cars per day

 **PRICE \$1,150,000**

PROPERTY INFORMATION

ADDRESS	1031 Juniper Street Atlanta, GA 30309
COUNTY	Fulton
BUILDING SIZE	±4,300
SITE SIZE	± 0.1 Acres
STORIES	4
YEAR BUILT / RENOVATED	1920 / 2014
ZONING	SPI I-6, SA2
PROPOSED USES	Office
PARKING	6 spaces with additional pay lot across the street
SALES PRICE	\$1,150,000

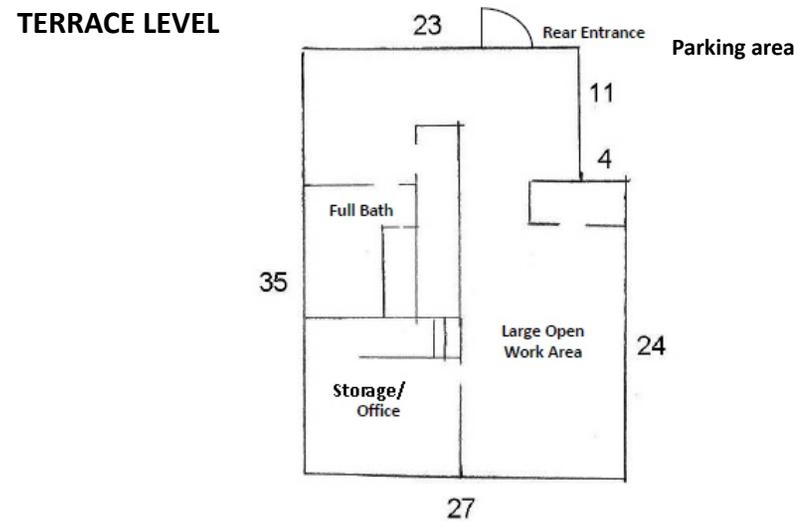
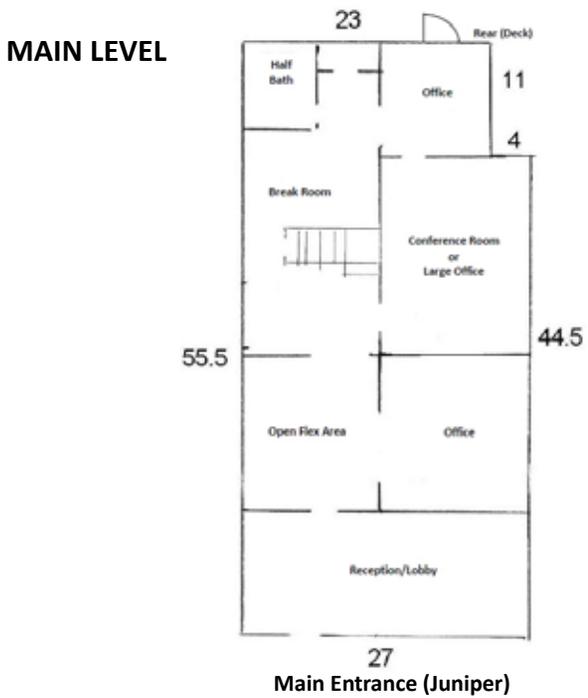
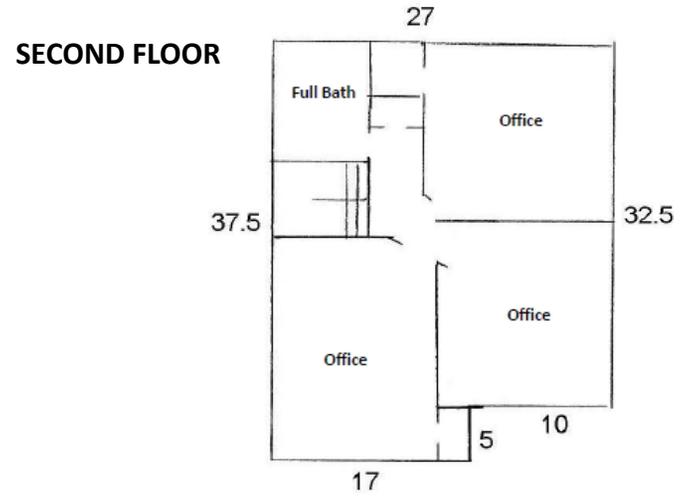
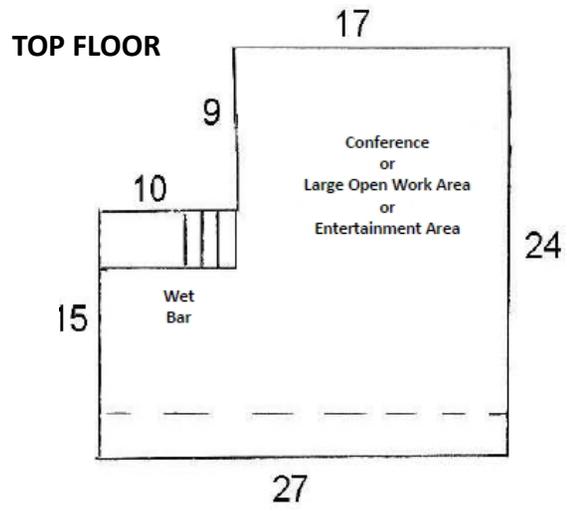








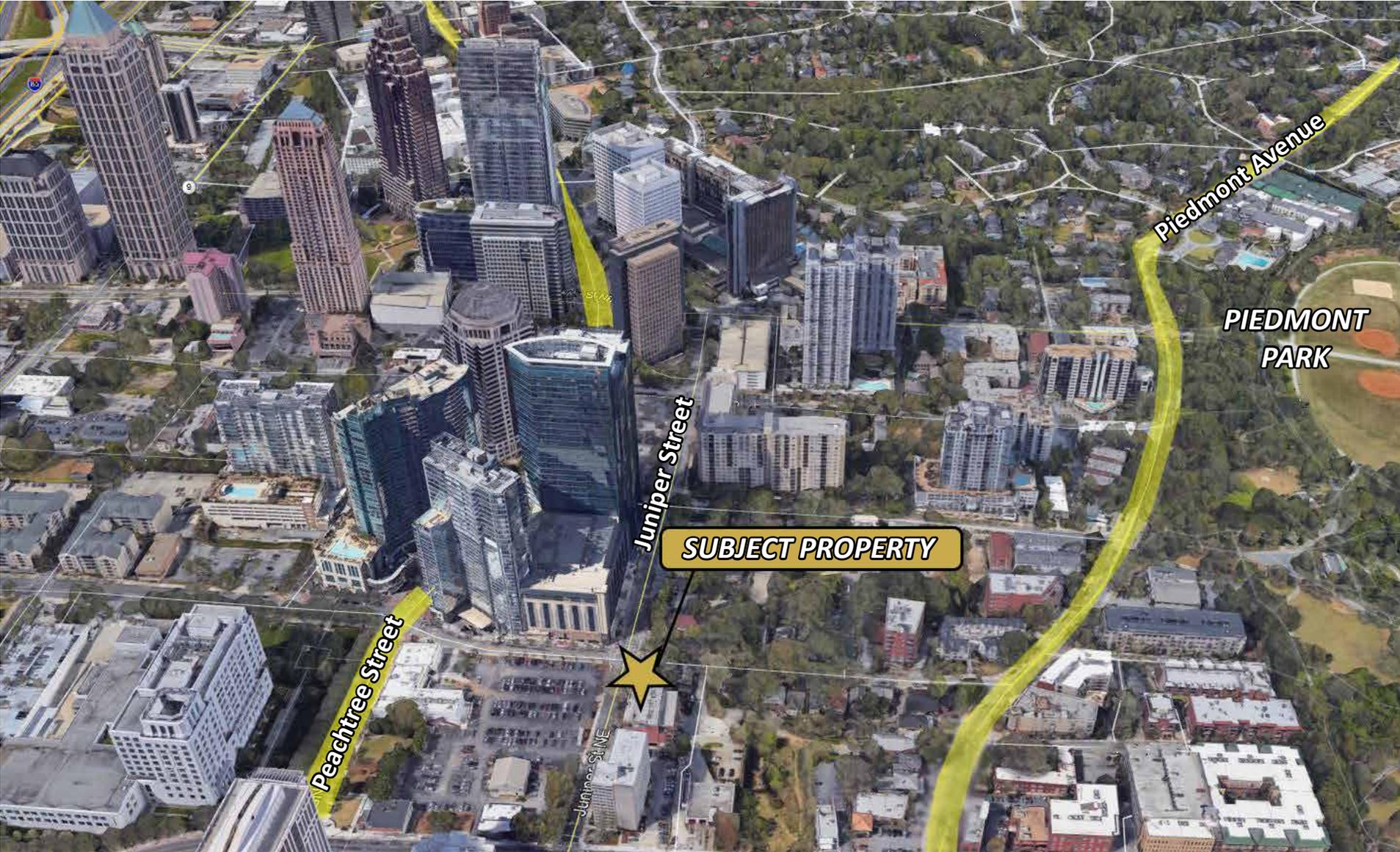
FLOORPLANS



ABOUT THE AREA



AERIAL MAP





Atlantic Station

- | | |
|-----------------|--------------------------|
| Athleta | Target |
| Banana Republic | California Pizza Kitchen |
| Dillard's | Chick-a-Biddy |
| DSW | Meehan's |
| GAP | Salata |
| Old Navy | Yard House |
| Publix | Regal Cinemas |



- | | |
|------------------|--------------------|
| Joe's on Juniper | The Nook |
| Henry's | The Flying Biscuit |
| Caribou Coffee | Einstein's |
| Pita | Panera Bread |
| Tin Lizzy's | South City Kitchen |
| Ri Ra Irish Pub | Steamhouse Lounge |



- | | |
|-----------------------------|-----------------|
| Cypress Street Pint & Plate | The Fox Theatre |
| The Vortex | The Varsity |
| Sweet Hut Bakery & Cafe | Ecco |
| Publico | Marlow's Tavern |
| Fado | Hudson Grille |
| Fresh To Order | Taco Mac |
| Chick Fil A | The Lawrence |

- | | |
|-----------------|-------------|
| Yoforia | PetSmart |
| Mellow Mushroom | Whole Foods |
| Tuesday Morning | T.J. Maxx |
| Trader Joes | CVS |
| Home Depot | Starbucks |



- ### Ponce City Market
- | | | |
|-----------------|-----------------|--------------------------|
| Alex and Ani | J. Crew | Bellina |
| Anthropologie | Lululemon | City Winery |
| Candlefish | Onward Reserve | Dancing Goats Coffee Bar |
| Casper | Sephora | Five Daughters Bakery |
| Citizen Supply | Sugarboo & Co. | Hop's Chicken |
| Core Power Yoga | West Elm | Minero |
| Google Fiber | Williams-Sonoma | Nine Mile Station |



IN THE AREA

1



ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

2



PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.

3



COLONY SQUARE

An urban, amenity-rich and arts-infused place to gather and soak up Midtown's vibe, the reimagined Colony Square will encompass two office towers and loft offices totaling 940,000 SF, 262 residential condos, a 466-room hotel and 160,000 SF of carefully curated entertainment, retail and fitness concepts, chef-driven restaurants and an experience-driven food hall known as Main & Main.

ATLANTIC STATION

Atlantic Station is 15 million SF of retail, office, residential space and public parks. Open in 2005, Atlantic Station became the nation's largest urban Brownfield redevelopment at that time. The size of Atlantic Station encouraged the U.S. Postal service to award the neighborhood with its own zip code: 30363.

4



5

GEORGIA TECH

Georgia Tech, is a top-ranked public college and one of the leading research universities in the USA. Georgia Tech provides a technologically focused education to more than 25,000 undergraduate and graduate students in fields ranging from engineering, computing, and sciences, to business, design, and liberal arts.



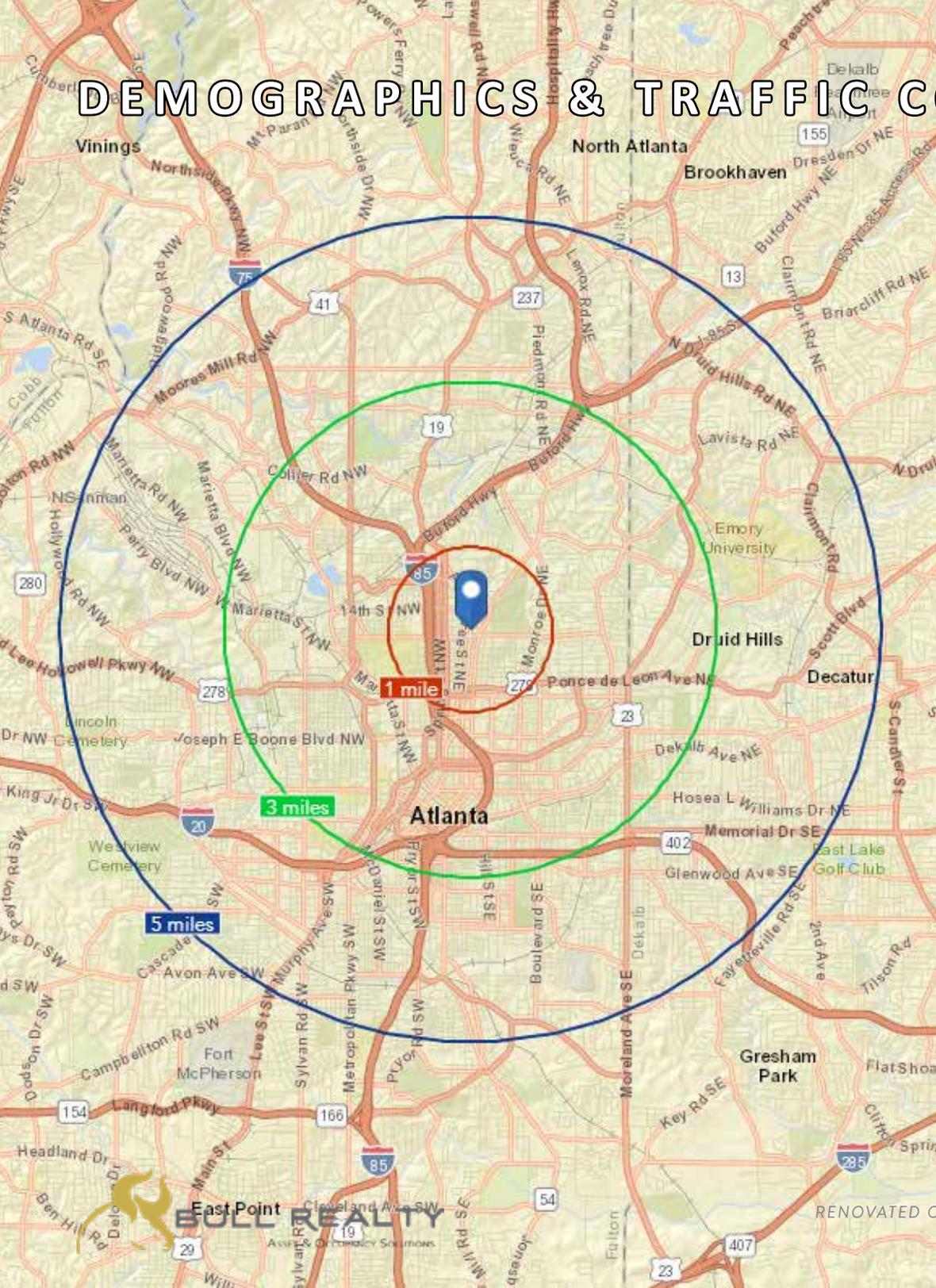
6

PONCE CITY MARKET

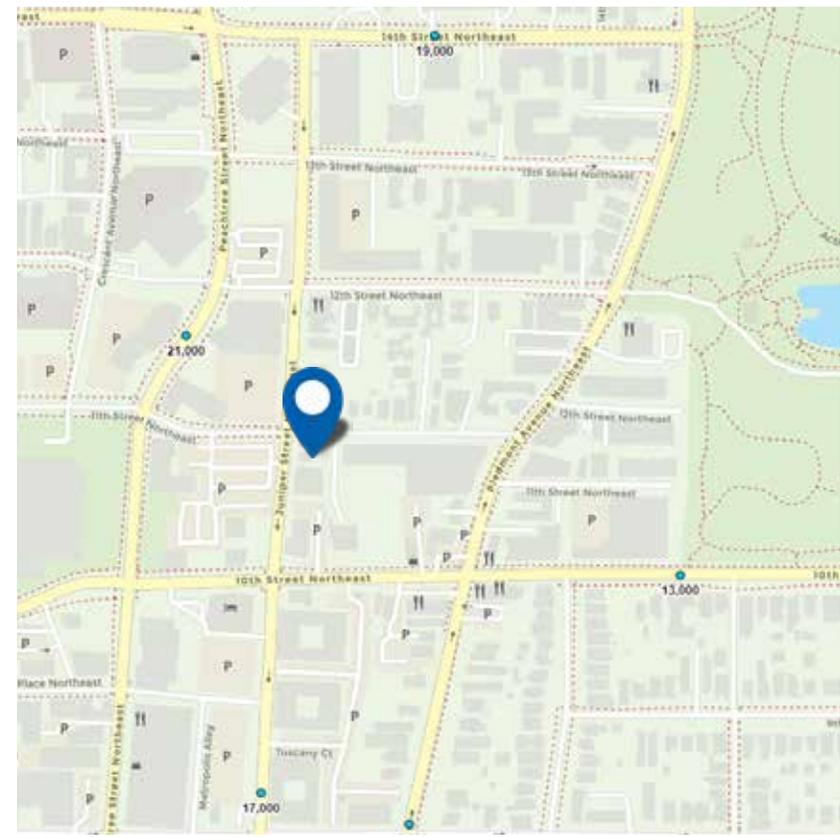
Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



DEMOGRAPHICS & TRAFFIC COUNTS (2018 ESRI)



	1 MILE	3 MILES	5 MILES
<i>POPULATION</i>	34,064	183,665	383,715
<i>HOUSEHOLDS</i>	19,398	90,870	180,228
<i>AVG. HH INCOME</i>	\$110,242	\$104,354	\$99,648
<i>ANNUAL POP. GROWTH (2018-2023)</i>	3.2%	2.19%	1.86%



SOURCE: GDOT
 RENOVATED OFFICE OPPORTUNITY IN HEART OF MIDTOWN | 4,300 SF Page 16 of 21

MIDTOWN



Located less than a mile north of Centennial Olympic Park, Midtown Atlanta is bustling with art and energy. Known as Atlanta’s “Heart of the Arts,” Midtown’s Art’s District is home to the Fox Theatre, High Museum of Art, MODA, Center for Puppetry Arts, SCAD FASH Museum of Fashion + Film, the Ferst Center for the Arts on Georgia Tech’s campus and more.

From the constant energy of Piedmont Park where you can cycle, walk or simply relax to Peachtree Street, a walkable stretch of the city where people enjoy the art of living, Midtown Atlanta is always on the move. And when the sun goes down, Midtown turns up the volume with nightclubs and lounges. From Opera Nightclub to Sutra Lounge, dancing doesn’t stop until the sun comes up.

Visitors to West Midtown are treated to a walkable retail district full of shopping, restaurants and entertainment at Atlantic Station. They can also experience the game day energy, excitement and innovation around the campus of Georgia Institute of Technology which spreads from Midtown to West Midtown. It connects Midtown to Atlanta’s Westside -- the destination for design, art galleries, fashion and where some of Atlanta’s top restaurants are located.

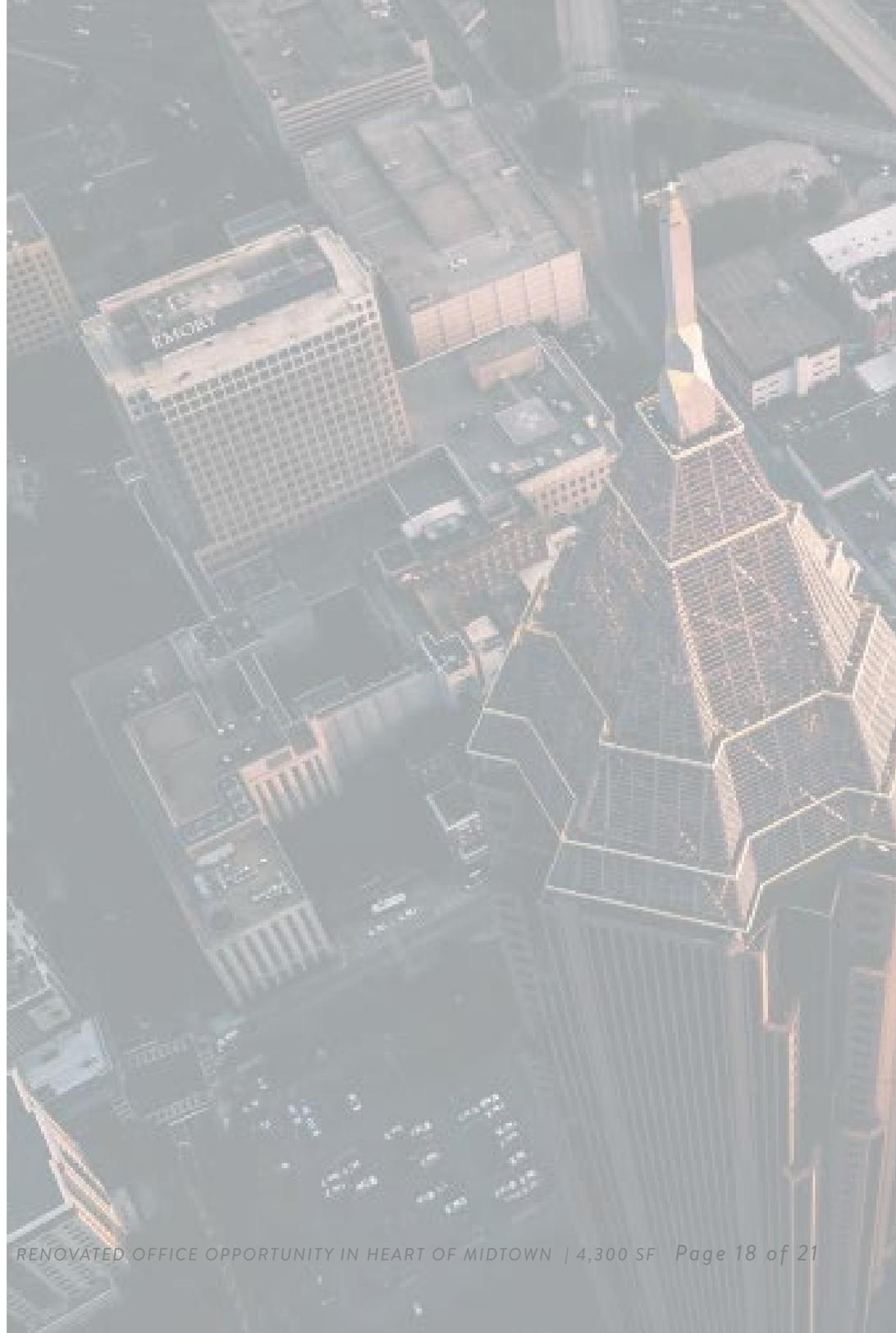
SOURCE: <https://www.atlanta.net/explore/neighborhoods/midtown/>

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



ATLANTA

TOP EMPLOYERS



DEMOGRAPHICS (2018 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

EDUCATION



MAJOR ATTRACTIONS



BROKER PROFILE



ANDY LUNDSBERG
Partner
ALundsberg@BullRealty.com
404-876-1640 x 107

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as the top producer at Bull Realty with over \$50 million in sales in 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

- National Association of Realtors-Georgia
- Atlanta Commercial Board of Realtors
- Young Council of Realtors (YCR)
- Million Dollar Club



MICHAEL WESS, CCIM
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded five 'highest price ever' record sales.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

TEAM PROFILE



ANDY LUNDSBERG
Partner
ALundsberg@BullRealty.com
404-876-1640 x 107



Aubri Lienemann
Marketing



Randee Comstock
Marketing



MICHAEL WESS, CCIM
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150



Scott Jackson
Analyst